

Fetherstons
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153 Belfast Road, Bangor

Starting Bid: £99,950.00



For sale by Fetherstons via the [iamsold Bidding Platform](#)

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Extended semi detached property
Three bedrooms
Lounge open plan to dining area
Fitted kitchen
Spacious bathroom
In need of modernisation
Enclosed rear garden and driveway
Gas central heating and double glazed windows
Cash Buyers Only
Contact the office for more information

Although in need of modernisation, this extended semi-detached home features three bedrooms, an open-plan lounge and dining area, fitted kitchen, and a spacious bathroom. The property features an enclosed rear garden, driveway parking, gas central heating, and

double-glazed windows and benefits from having no onward chain. Contact the office for more information.

ENTRANCE HALL Under stairs storage; single panel radiator; tile floor.

LOUNGE 10' 11" x 9' 8" (3.33m x 2.95m) Solid wood floor; double panel radiator. open fireplace; open plan to a dining area.

DINING AREA 15' 3" x 7' 11" (4.65m x 2.41m) Solid wood floor; double panel radiator.

KITCHEN 11' 7" x 8' 11" (3.53m x 2.72m) Range of high and low level units with drawers and complementary work surfaces; sink unit and side drainer; recess for cooker; plumbed for washing machine; plumbed for dishwasher; tile floor; double panel radiator; access to rear garden.

FIRST FLOOR LANDING Single panel radiator; built-in cupboard with gas boiler; built-in storage.

BEDROOM 1 13' 3" x 8' 6" (4.04m x 2.59m) Built-in shelving; double panel radiator.

BEDROOM 2 11' 0" x 8' 11" (3.35m x 2.72m) Built-in shelving; double panel radiator.

BEDROOM 3 6' 7" x 6' 3" (2.01m x 1.91m) Double panel radiator.

BATHROOM Suite comprising panelled bath; corner shower cubicle; vanity sink unit; low flush WC; double panel radiator; tile floor.

OUTSIDE Enclosed rear garden and patio area; access to front driveway.

To View or make a Bid contact Fetherstons or iamsold www.iamsoldNI.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold.

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.